

**TOWN OF ACTON
INTERDEPARTMENTAL COMMUNICATION
TOWN MANAGER'S OFFICE**

DATE: March 5, 2004

TO: Board of Selectmen

FROM: Don P. Johnson

SUBJECT: Land Disposition/Acquisition

The enclosed materials relate to the piece of property we offered for disposition several months ago and the land we are acquiring as partial compensation for that transaction. I have placed this on the Board's Consent Agenda because you have reviewed the documents on several occasions before.

We will need the Board's signatures on the Purchase and Sale Agreement and the Deed to Parcel 9 (the land we are selling to Quail Ridge). We will have originals for this purpose Monday evening. You will see in the transmittal e-mail from Peter Cura (Anderson & Kreiger's office) that there are still some details to be resolved with respect to the compensation portion of the agreement that provides for use of the Quail Ridge facility for the High School golf team. For that reason he is recommending that we get the Board's signatures but that we allow Town Counsel to hold the documents in escrow until these details are resolved.

The last document in this package is the P&S that conveys the parcel of land we are buying from Quail Ridge.

A handwritten signature in black ink, appearing to be "DPJ", located at the bottom right of the letter.

Don Johnson

From: Peter Cura [PCura@AndersonKreiger.com]
Sent: Friday, March 05, 2004 3:30 PM
To: Don Johnson
Cc: Stephen Anderson
Subject: ACT/RFP - Town of Acton/Quail Ridge Country Club LLC - Purchase and Sale Agreements and Deed

Dear Don:

I am forwarding to you hard copies of the Purchase and Sale Agreements and the Deed from the Town to Quail Ridge by Federal Express this evening. Please note that at the signature of at least one of the Selectmen who sign the deed must be acknowledged before a Notary. If there will not be a Notary available, please let me know.

Thank you.

Peter

Peter J. Cura
Anderson & Kreiger LLP
43 Thorndike Street
Cambridge MA 02141
(617) 252-6575 Voice
(617) 252-6899 Fax
pcura@andersonkreiger.com
<http://www.andersonkreiger.com>

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Don Johnson

From: Peter Cura [PCura@AndersonKreiger.com]
Sent: Friday, March 05, 2004 3:15 PM
To: Steven Graham
Cc: Don Johnson, Stephen Anderson
Subject: ACT/RFP - Town of Acton/Quail Ridge Country Club LLC - Closing Schedule



ps-quail-1F.pdf
(758 KB)



ps-quail-ACQ-1E.pdf
(707 KB)



acton_to_quail_deed.pdf
(86 KB)

Dear Steve:

With respect to closing this transaction, please note the following:

1. I have attached copies of the Purchase and Sale Agreements for execution. Please ask you clients to execute four (4) conforming signature pages. Since most of the exhibits are closing documents, I anticipate that we shall assemble the exhibits to each Agreement at closing.
2. I expect the Selectmen to execute the Purchase and Sale Agreements and the deed to Parcel 9 on Monday, March 8.
3. I have scheduled the closing with Don Johnson at Town Hall on Tuesday, March 16 at 9:00 A.M. and confirmed the time with Joan in your office.
4. Golf Team Coach Carco has set down his use requirements in the email copied below. His use is more frequent than the 12 practice/4 match limits originally proposed. It appears that in September and October, an average of 5 matches are played each month. Please review the Coach's email so that we can discuss it on your return.

I spoke with John Carco the High School's golf coach to ascertain his program needs and what we will need in our future arrangement with Quail Ridge. John's requirements are currently being provided at Stow Acres Golf Courses.

They are as follow:

- 1) Tryouts 1 week before the opening of school

They need four hours per day, the times to be coordinated with the pro so as to minimize the impact to members.

On the first two days they only use the range and practice green.

On the remaining days (w-f) they play five or so holes per day plus the range and practice green.

- 2) September 1 - October 31

The team plays 10 home matches. Some are dual others tri matches.

Matches need to start at 3:45pm, the first or tenth tee are tied up for approx. 1 hour. Matches are nine holes.

On non match days, the team practices on Monday-Thursday for four hours. Practices are similar to tryouts. They use the range, practice green and course.

Practice schedules will be coordinated with the club pro so as to minimize conflicts.

Thank you. I look forward to working with you to close this transaction.

Peter

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